

DEVELOPMENT CONDITIONS

SEA 85-D-062-03

June 26, 2013

The Board of Supervisors approved SEA 85-D-062-03 located at 4601 Ravensworth Road, Tax Map 21-4 ((1)) 6, to permit an amendment to SE 85-D-062, previously approved for a place of worship, and private school of general education, to permit the addition of a nursery school and child care center pursuant to Sect. 3-404 of the Fairfax County Zoning Ordinance, requiring conformance with the following development conditions, which supersede all previous conditions. (Those conditions carried forward from the previous approval are marked with an asterisk*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Amendment Plat, Saint Luke Catholic Church," prepared by Land Development Consultants, Inc. and dated December 13, 2012, and revised through May 3, 2013, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Vehicular movements into the site at the westernmost entrance shall be prohibited. A "Do Not Enter" sign at the westernmost entrance shall remain.*
5. The maximum number of seats in the sanctuary shall be 800.*
6. The maximum number of employees on site shall not exceed 35.
7. The total maximum daily enrollment of the private school of general education, child care center, and nursery school shall not exceed 250 students at any one time.
8. The hours of operation of the private school of general education, and nursery school, shall be limited to 7:00 a.m. to 6:30 p.m., Monday through Friday.*
9. All parking shall be on site as depicted on the Special Exception Amendment Plat. A parking reduction shall be obtained through the Department of Public Works and Environmental Services (DPWES) as required for Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a Non-RUP for the nursery school to permit the shared use of the church, parking lot for both the church use and school uses. If

approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the private school of general education or nursery school shall be reduced to meet the parking requirements as determined by DPWES.

10. The applicant shall designate a carpool coordinator to administer and encourage participation in a carpool program designed to reduce the number of vehicle trips to and from the school during peak hours as a mechanism to minimize daily vehicular trips. A carpool program shall be submitted to FCDOT within 90 days after the approval of this application. An annual report shall be submitted to FCDOT in October of each year that demonstrates through surveys or other means of data collection how the number of vehicle trips to and from the school have been reduced. After the first three years of annual reports, these reports may be provided every two or three years, or not at all if mutually agreed to by the applicant and FCDOT.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.